HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Canada Highlights*

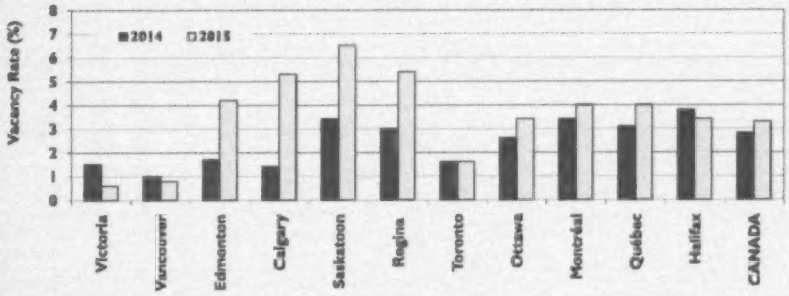
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2015

Figure 1

October Vacancy Rate - Selected CMAs & Canada

Apartment Structures of Three or More Units, Privately Initiated

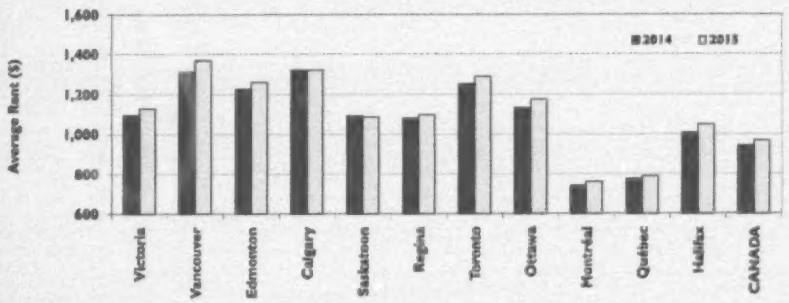


Source: CMHC, Rental Market Survey

Figure 2

October Average Rent ($) - Selected CMAs & Canada

2 Bedroom Units (New and Existing Structures of Three or More Units)



Source: CMHC, Rental Market Survey

*Urban centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Highlights

- In the primary purpose-built rental housing market, the average rental apartment vacancy rate in Canada's 35 largest centres[1] increased to 3.3 per cent in October 2015, from 2.8 per cent in October 2014. As a result, the vacancy rate stands at its highest level since 1998.
- The increase in the average vacancy rate across Canada's 35 major centres was due to an increase in the supply of purpose-built rental units, combined with reduced demand as a result of lower immigration to Canada and weaker employment prospects for younger Canadians.
- The oil-producing centres of Alberta and Saskatchewan saw the largest increases in vacancy rates, reflecting the negative impact of lower oil prices on net migration and employment conditions in these provinces.

(continued)

[1] Centres are based on Statistics Canada Census Metropolitan Areas (CMAs), with the exception of the Ottawa-Gatineau CMA, which is treated as two centres for Rental Market Survey purposes, and Charlottetown, which is a Census Agglomeration (CA). See page 13 for a complete description of the survey methodology.

- Overall, the average rent[2] for two-bedroom apartments in structures common to both the 2014 and 2015 surveys rose by 2.9 per cent.
- Developments in the secondary rental market were consistent with the primary rental market. Vacancy rates for condominium apartments in Vancouver and Victoria stood below 1.0 per cent, while reaching highs of 5.3 per cent and 4.9 per cent in Edmonton and Calgary, respectively.
- The average monthly rents for two-bedroom condominium apartments in October 2015 ranged from a low of $1,065 in the Québec CMA to a high of $1,754 in Toronto.

National vacancy rate increases in the primary purpose-built rental market

The average vacancy rate in the primary purpose-built apartment market in Canada's 35 largest centres increased to 3.3 per cent in October 2015, from 2.8 per cent in October 2014. This leaves the vacancy rate at its highest level since 1998.[3]

Between October 2014 and October 2015, the number of primary purpose-built rental apartments in Canada's largest centres increased by 34,430 units, or 1.8 per cent. This represents a significant slowdown in the pace of supply growth compared to the October 2014 rental market survey, when an increase of over 45,000 units was noted. Nonetheless, the increase in the supply of primary apartment units outpaced growth in the number of units occupied, which increased by approximately 23,900. Accordingly, the national vacancy rate rose.

Nationally, demand for primary purpose-built rental housing was negatively impacted by lower net migration to Canada and weaker employment conditions for younger Canadians who are more likely to rent (see Text Box 1).

From October 2014 to October 2015, employment conditions deteriorated for those in the 15 to 24 age group, with employment declining by 1.8 per cent (over the same period, employment among all those aged 15 and over increased by 0.8 per cent). This restrained demand for purpose-built rental units, as weaker employment conditions for young adults tends to discourage them from leaving the family home to create their own household, most of which would be renter households.

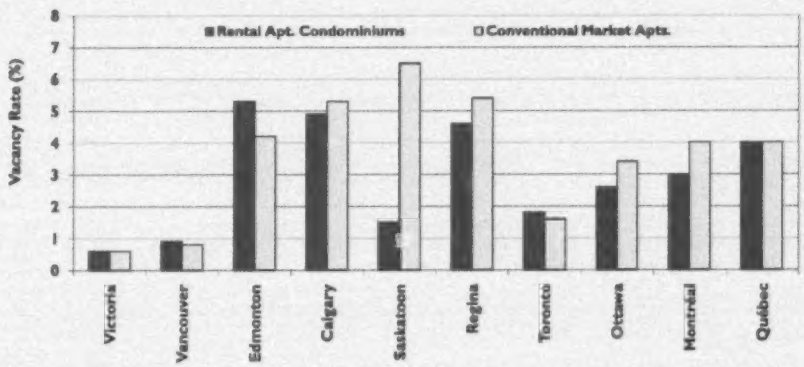
In addition, net international migration to Canada declined by almost 40 per cent in the first half of 2015 compared to the first half of 2014 (a reduction of roughly 56,000 persons that was concentrated in the non-permanent resident category). This decline further restrained demand for purpose-built rental units, due to the high rental rate of new immigrants.

These downward pressures on rental demand were partly offset by the continued aging of the Canadian population, since rental rates increase past the age of 65. In the most expensive ownership markets of Vancouver and Toronto, relatively high home prices combined with price growth between the 2014 and 2015 surveys likely delayed the movement from rental accommodation to homeownership of young adults and new immigrants, further offsetting downward pressure on rental demand in British Columbia and Ontario.

Figure 3

October Vacancy Rate - Selected CMAs

Rental Apartment Condominiums, Three or More Units, Privately Initiated



Source: CMHC, Rental Market Survey

[2] To calculate average monthly rent, CMHC uses a measure that estimates the change in rents charged in existing structures. This measure excludes the impact of new structures and conversions added to the universe between surveys. The estimated percentage change in the average rent is a measure of the market movement and is based on those structures that were common to the survey sample for both years.

[3] The primary rental market vacancy rate measures the percentage of all unoccupied rental apartments in privately initiated apartment structures containing three or more rental units.

Tex Box 1

Key sources of demand for the primary purpose-built rental market

According to 2011 National Housing Survey (NHS) data, households with an income below $20,000 have a rental rate that exceeds 60 per cent, compared to the average overall rental rate in Canada of 31 per cent. In addition, households where the primary household maintainer is unemployed have a rental rate of 49 per cent, compared to the rate of 28 per cent for households where the primary maintainer is employed. This suggests that lower-income households, including households headed by young adults and new immigrants, are more likely to seek accommodation on the rental market because it is generally less expensive than home ownership. As a result, lower-income households are likely to represent a key source of demand for new additions to the purpose-built rental supply.

In fact, households with a primary household maintainer aged 15 to 24 have the highest rental rate of all age groups in the 2011 NHS: 76 per cent of households in this age group dwell in rental accommodation, followed by 47 per cent of those aged 25 to 34. Rental rates tend to decrease with age prior to age 65, as household income and employment prospects improve, before starting to increase again past the age of 65. This reflects a trend that has been observed for at least a decade of "empty nester" senior households moving into smaller and more affordable accommodation in retirement.

New immigrants who have been in Canada for five years or less also have a very high rental rate, at approximately 64 per cent in the 2011 NHS[4], well above the average overall rental rate.

The generally inverse relationship between household income levels and rental rates is also illustrated by the relatively higher rental rates of female lone-parent households (at 46 per cent), as well as individuals who are less likely to benefit from dual incomes, such as persons who never legally married and are not living common law (60 per cent) or who are separated (49 per cent), divorced (46 per cent) or widowed (32 per cent), compared to households that are legally married (15 per cent).

Oil-producing provinces of Alberta and Saskatchewan saw the largest increases in vacancy rates

Changes in rental markets and vacancy rates were not uniform across regions. The largest increase in vacancy rates was registered in Alberta, followed by Saskatchewan. This reflects the fact that, among the provinces, Alberta and Saskatchewan generally saw the largest deteriorations in net migration and employment conditions, due to the negative economic impact of lower oil prices, combined with increases in the supply of purpose-built rental apartment units in both provinces.

Vacancy rates increased slightly in Ontario, and more significantly in Quebec and Manitoba. The increases in Quebec and Manitoba were less pronounced than for Alberta and Saskatchewan due to a larger decline in net migration to Alberta and Saskatchewan.

British Columbia and the Atlantic region registered declines in vacancy rates as a result of stronger rental demand. In British Columbia, employment conditions improved between October 2014 and October 2015, particularly for those aged 15 to 24. While British Columbia was not spared the general national trend of lower net migration, its relatively strong economy attracted the highest number of immigrants among all the provinces in the first half of 2014, as well as a high number of inter-provincial migrants. In addition, growth in British Columbia's population aged 65 and older exceeded the national average.

In the Atlantic region, the outflow of migrants to other provinces slowed while employment for young adults aged 15 to 24 registered strong gains in Prince Edward Island and

[4] The rental rate of immigrants generally converges to the overall Canadian average rental rate within 15 years of arrival, after which immigrants generally tend to have lower rental rates than the average Canadian.

in Newfoundland and Labrador, which supported a tightening of rental markets in the region.

Lower or unchanged vacancy rates in most centres were offset by increases in Quebec and the Prairies

Even though most centres had vacancy rates that were unchanged or lower vacancy rates, the national vacancy rate increased because Montréal accounts for over 30 per cent of the total supply of rental housing in the CMAs surveyed. The increase in Montréal's vacancy rate, therefore, more than offset decreases registered in other centres.

In October 2015, the major centres with the highest purpose-built rental vacancy rates were Saint John (8.5 per cent), Moncton (7.4 per cent) and Saguenay (7.1 per cent). The lowest rental vacancy rates were registered in Victoria (0.6 per cent), Kelowna (0.7 per cent), Vancouver and Abbotsford-Mission (both at 0.8 per cent).

Comparable rents for two-bedroom apartments increased

Overall, the average rent for two-bedroom apartments in structures common to both the 2014 and 2015 surveys rose by 2.9 per cent.[5] By comparison, inflation in Canada was 1.0 per cent during this 12-month period.

The largest increases were registered in Vancouver (4.4 per cent), Barrie (4.3 per cent), Kelowna and Brantford (both at 3.9 per cent), and Hamilton (3.8 per cent). Average rents held steady in three centres (Moncton, Regina and Calgary), while data was withheld in Montréal and Charlottetown for reasons of confidentiality or statistical reliability.

The average monthly rent across Canada's 35 major centres was $966 in October 2015. Average monthly rents for two-bedroom apartments in new and existing structures were highest in Vancouver ($1,368), Calgary ($1,332), Toronto ($1,288) and Edmonton ($1,259). Rents were lowest in Trois-Rivières ($581), Saguenay ($598) and Sherbrooke ($608).

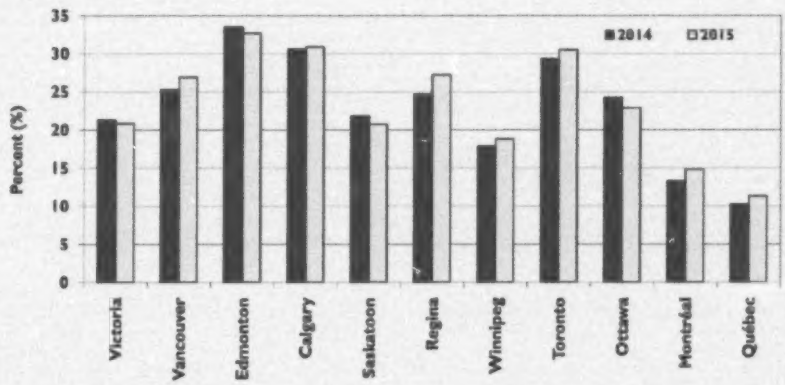
On the secondary rental market, rental condominium vacancy rates tended to increase

CMHC's October 2014 and 2015 Rental Market Surveys also covered condominium apartments offered for rent in Victoria, Vancouver, Edmonton, Calgary, Saskatoon, Regina, Winnipeg, Toronto, Ottawa, Québec and Montréal.[6] The October 2015 survey added the centres of Gatineau, Hamilton, Kitchener-Cambridge-Waterloo, London and Kelowna, for a total of 16 centres. In October 2015, rental condominium vacancy rates ranged from a low of 0.4 per cent in Hamilton to a high of 5.3 per cent in Edmonton.

Figure 4

Rented Condominium Units - Selected CMAs

Rental Apartment Condominiums, Three or More Units, Privately Initiated



Source: CMHC, Rental Market Survey

[5] Year-over-year comparison of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. By excluding new structures, we can get a better indication of actual rent increases paid by tenants. See the technical note on page 12.

[6] The fall survey covers apartment and row structures containing at least three rental units and, unlike the spring survey, reports information on a) smaller geographic zones within centres, and b) the secondary rental market (rental condominiums, single-detached houses, semi-detached houses, duplexes and accessory apartments).

Among the 11 centres surveyed in both October 2014 and October 2015, five (Edmonton, Calgary, Regina, Toronto and Ottawa) registered an increase in rental condominium vacancy rates. Four centres (Montréal, Québec, Saskatoon and Vancouver) saw no significant change in vacancy rates when considering the survey's margin of error.[7] Victoria was the only centre to register a decrease in the rental condominium vacancy rate. Data was withheld in Winnipeg for reasons of confidentiality or statistical reliability.

These results are broadly consistent with regional trends on the primary purpose-built rental apartment market: rental condominium vacancy rates in oil-producing centres generally experienced large increases, CMAs in Ontario saw increases that were modest in comparison, and the only centre to see a tightening of the condominium rental market was located in British Columbia.

The average monthly rents for two-bedroom condominium apartments in October 2015 ranged from a low of $1,065 in the Québec CMA to a high of $1,754 in Toronto.

Consistent with results from previous surveys, rental condominium vacancy rates were found to be lower than vacancy rates for purpose-built rental apartment units in most centres (or statistically the same, when taking into account the survey margin of error). The average rental condominium vacancy rate across the 16 surveyed centres was 2.3 per cent in October 2015, compared to the average primary purpose-built vacancy rate of 3.1 per cent in these centres.

In addition, all centres registered higher average rents for rental condominium apartments than for purpose-built apartments.[8] As a result, the average rent of a rental condominium across these centres ($1,487) exceeded the average for purpose-built apartments ($987) by a wide margin. The largest rent gaps were observed in Toronto ($466) and

Tex Box 2

Differences between the primary purpose-built rental market and the secondary rental condominium market

Condominiums are typically newer and tend to offer a greater range of amenities than purpose-built rental apartments. This difference is reflected in generally higher rents for condominium rental apartments.

According to the 2011 NHS, households renting condominiums in 2011 had higher average incomes ($55,621) than other renters ($44,738). This suggests that, among households in rental accommodation, relatively more affluent households will account for a larger share of the demand for rental condominiums than is the case for the primary rental apartment market. This includes slightly older groups of young adults (those aged 25 to 34), who are generally more secure in the labour market. In fact, households headed by 25- to 34-year-olds comprised the largest share, at 28 per cent, of all households living in rental condominium accommodation in 2011, well-above the 11 per cent share accounted for by 15- to 24-year-olds.

Between October 2014 and October 2015, employment for those aged 25 to 34 increased by 0.9 per cent nationally, while declining by 1.8 per cent for those aged 15 to 24. This difference in employment conditions between the two groups likely explains, to some extent, why the vacancy rate for secondary condominium rental apartments was lower than the vacancy rate for primary rental market apartments over the same period.

Immigrants represent an important source of demand in both the primary purpose-built rental market and the secondary rental condominium market. In 2011, immigrant households accounted for 29 per cent of all households in the rental condominium market. New immigrants who had been in Canada for less than five years accounted for the largest share of such households, at 27 per cent of all immigrant households in rental condominiums. As a result, the marked decline in the flow of new immigrants to Canada in the first half of 2015 likely contributed significantly to higher condominium vacancy rates over the same period.

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[7] A "significant change" is a change that cannot be explained by an error in the survey sampling. If a change is insignificant, the survey cannot clearly tell if a vacancy rate is higher or lower this year relative to the previous year, when considering the survey margin of error.

[8] A condominium apartment rent survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.

Montréal ($380), while the smallest gaps were observed in Winnipeg ($124) and Victoria ($150).

All 11 centres surveyed in 2014 and 2015 registered increases in the supply of rental condominium apartments over the 12-month period, placing upward pressure on the national rental condominium vacancy rate. The lowest increases in supply were in Victoria (1.1 per cent), Edmonton (1.2 per cent) and Saskatoon (1.3 per cent), while the largest increases were in Regina (18.6 per cent), Montréal (15.2 per cent) and Toronto (14 per cent).

With respect to the share of condominiums that are made available for rent by their owners, five of the 11 centres surveyed in 2014 and 2015 registered increases, while the remaining centres showed statistically insignificant changes (i.e., the share of rented condominiums was unchanged when considering the survey margin of error). Across all 16 surveyed centres, the share of rented condominiums stood at 25.5 per cent in October 2015, with shares ranging from lows of 11.3 and 14.8 per cent in the Québec and Montréal CMAs, respectively, to shares in excess of 30 per cent in London, Toronto, Calgary and Edmonton.

Cautionary Note

In the report, comparisons between the results of the October 2015 rental market survey and the April 2015 survey are avoided. A key reason for this is that changes in rents, vacancy rates, and availability rates between the spring and the fall may not be solely attributable to changes in rental market conditions; they could also reflect seasonal factors. For example, if more people tend to move in the spring than in the fall, it could have an impact on vacancy and availability rates as well as the level of rents. Alternatively, in centres where there are a significant number of university students, vacancy and availability rates could be higher in the spring if students move for the summer. To the extent that these types of seasonal variations exist, comparing results from the spring and fall Rental Market Surveys could lead to incorrect conclusions about trends in rental market conditions. To avoid this, CMHC has limited its analysis to the results of its fall Rental Market Survey, comparing results for 2014 and 2015, as well as different centres across Canada.

1.0 Rental Market Indicators
Privately Initiated Apartment Structures of Three Units and Over
Provinces and Major Centres[1]

Centres	Vacancy Rates (%)		Availability Rates (%)		Average Rent 2 Bedroom ($) (New and existing structures)		Percentage Change of Average Rent Two Bedroom [2] From Fixed Sample (Existing structures only)	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Newfoundland & Labrador 10,000+	**4.1**	**4.1**	**5.4**	**5.1**	**812**	**834**	**3.1**	**1.1**
St. John's CMA	4.6	4.7	6.0	6.1	888	923	3.2	1.2
Prince Edward Island 10,000+	**5.4**	**4.8**	**6.2**	**5.1**	**819**	**814**	**0.7**	**
Charlottetown CA	5.9	4.2	6.7	4.6	836	830	0.3	**
Nova Scotia 10,000+	**4.1**	**3.8**	**4.7**	**4.7**	**955**	**992**	**1.7**	**1.7**
Halifax CMA	3.8	3.4	4.5	4.5	1,005	1,048	1.8	1.7
New Brunswick 10,000+	**8.0**	**7.4**	**8.6**	**7.8**	**735**	**744**	**1.2**	**1.1**
Moncton CMA	8.7	7.4	9.1	7.9	762	760	1.2	++
Saint John CMA	9.0	8.5	10.0	8.7	714	718	0.7	1.5
Québec 10,000+	**3.7**	**4.3**	**4.1**	**4.7**	**711**	**728**	**2.0**	**
Ottawa-Gatineau CMA (Que. Part)	6.5	5.9	7.0	7.3	750	751	2.1	0.9
Montréal CMA	3.4	4.0	3.9	4.4	739	760	2.2	**
Québec CMA	3.1	4.0	3.7	4.6	775	788	2.0	1.3
Saguenay CMA	4.2	7.1	4.3	7.2	595	598	2.1	1.0
Sherbrooke CMA	5.4	5.8	5.5	5.9	604	608	1.7	1.3
Trois-Rivières CMA	5.3	6.0	5.7	6.2	568	581	1.8	1.2
Ontario 10,000+	**2.3**	**2.4**	**3.8**	**4.1**	**1,086**	**1,121**	**2.1**	**3.1**
Barrie CMA	1.6	1.3	3.2	2.8	1,118	1,167	1.5	4.3
Brantford CMA	2.4	2.5	3.2	3.8	855	870	1.8	3.9
Greater Sudbury/Grand Sudbury CMA	4.2	3.5	5.3	4.1	927	953	1.6	2.5
Guelph CMA	1.2	1.2	2.4	2.4	988	1,027	3.0	3.4
Hamilton CMA	2.2	3.4	3.6	6.6	959	1,034	2.8	3.8
Kingston CMA	1.9	2.8	3.5	4.1	1,070	1,096	2.1	2.9
Kitchener-Cambridge-Waterloo CMA	2.3	2.4	3.8	4.2	975	997	1.6	2.7
London CMA	2.9	2.9	5.1	5.3	943	963	1.0	2.3
St. Catharines-Niagara CMA	3.6	2.8	5.7	4.8	892	909	1.6	3.2
Oshawa CMA	1.8	1.7	2.9	2.4	1,010	1,035	2.8	1.9
Ottawa-Gatineau CMA (Ont. Part)	2.6	3.4	4.7	5.5	1,132	1,174	++	3.1
Peterborough CMA	2.9	3.7	3.7	5.1	952	959	1.4	1.6
Thunder Bay CMA	2.3	4.6	3.2	5.2	888	917	3.9	2.3
Toronto CMA	1.6	1.6	3.0	3.1	1,251	1,288	2.6	3.4
Windsor CMA	4.3	3.9	5.6	4.8	798	824	1.9	2.6

(continued)

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.0 Rental Market Indicators
Privately Initiated Apartment Structures of Three Units and Over
Provinces and Major Centres[1]

Centres	Vacancy Rates (%)		Availability Rates (%)		Average Rent 2 Bedroom ($) (New and existing structures)		Percentage Change of Average Rent Two Bedroom [2] From Fixed Sample (Existing structures only)	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Manitoba 10,000+	**2.5**	**2.9**	**3.3**	**5.2**	**983**	**1,012**	**4.1**	**3.3**
Winnipeg CMA	2.5	2.9	3.4	5.5	1,016	1,045	4.2	3.3
Saskatchewan 10,000+ (3)	**4.1**	**6.8**	**5.3**	**8.4**	**1,056**	**1,056**	**4.7**	**++**
Regina CMA	3.0	5.4	4.4	6.1	1,079	1,097	3.0	++
Saskatoon CMA	3.4	6.5	5.0	8.6	1,091	1,087	4.3	0.5
Alberta 10,000+ (4)	**2.1**	**5.6**	**3.1**	**7.6**	**1,238**	**1,253**	**5.7**	**1.2**
Calgary CMA	1.4	5.3	2.7	7.7	1,322	1,332	5.9	++
Edmonton CMA	1.7	4.2	2.5	6.1	1,227	1,259	6.1	2.2
British Columbia 10,000+	**1.5**	**1.2**	**2.3**	**1.7**	**1,112**	**1,155**	**2.4**	**3.7**
Abbotsford-Mission CMA	3.1	0.8	4.6	1.3	835	864	1.1	2.8
Kelowna CMA	1.0	0.7	1.7	0.9	980	1,002	1.6	3.9
Vancouver CMA	1.0	0.8	1.6	1.2	1,311	1,368	2.5	4.4
Victoria CMA	1.5	0.6	2.6	1.0	1,095	1,128	2.6	2.4
Canada CMAs (1)	2.8	3.3	3.7	4.3	941	966	2.5	2.9
Canada 10,000+	3.0	3.5	3.9	4.5	915	939	2.4	2.7

[1] Major centres refer to Census Metropolitan Areas (CMA), except for Charlottetown.

[2] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

[3] Includes both Alberta and Saskatchewan portions of Lloydminster CA.

[4] Does not include Alberta portion of Lloydminster CA. For Lloydminster CA data, refer to Saskatchewan Highlights report.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

4.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%), Average Rents ($) and Percentage of Condominium Apartments in Rental

Oct-15

Centres	Vacancy Rates (%)		Average Rent ($) 2 Bedroom		Universe		Percentage of Condo Apts in Rental vs. Ownership
	Rental Condo Apts	Apts in the RMS[1]	Rental Condo Apts	Apts in the RMS[1]	Rental Condo Apts	Apts in the RMS[1]	
Ottawa-Gatineau CMA (Que. Part)	4.0	5.9	n/a	751	2,882	20,379	27.7
Montréal CMA	3.0	4.0	1,140	760	24,319	550,377	14.8
Québec CMA	4.0	4.0	1,065	788	3,512	82,448	11.3
Hamilton CMA	0.4	3.4	n/a	1,034	3,287	42,591	21.4
Kitchener-Cambridge-Waterloo CMA	2.5	2.4	n/a	997	2,053	29,417	23.3
London CMA	2.8	2.9	n/a	963	2,516	42,702	33.6
Ottawa-Gatineau CMA (Ont. Part)	2.6	3.4	1,330	1,174	7,331	60,878	22.9
Toronto CMA	1.8	1.6	1,754	1,288	103,391	308,684	30.5
Winnipeg CMA	**	2.9	1,169	1,045	3,011	55,376	18.8
Regina CMA	4.6	5.4	n/a	1,097	1,876	12,179	27.2
Saskatoon CMA	1.5	6.5	n/a	1,087	2,184	13,370	20.7
Calgary CMA	4.9	5.3	1,522	1,332	16,810	35,227	30.9
Edmonton CMA	5.3	4.2	1,461	1,259	15,049	62,356	32.7
Kelowna CMA	2.1	0.7	n/a	1,002	3,136	4,545	24.6
Vancouver CMA	0.9	0.8	1,543	1,368	56,573	106,945	26.9
Victoria CMA	0.6	0.6	1,278	1,128	4,982	24,216	20.8
Total	**2.3**	**3.1**	**1,487**	**987**	**252,353**	**1,451,690**	**25.5**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

- indicates that the change is not statistically significant
△ indicates that the change is statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2 Rental Condominium Apartments
Vacancy Rates (%), Average Rents ($) and Percentage of Condominium Apartments in Rental

Centres	Vacancy Rates (%)		Average 2 Bedroom Rent ($)		Rental Condo Apts.		Percentage of Condominium Apartments in Rental vs Ownership	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Ottawa-Gatineau CMA (Que. Part)	n/a	4.0	n/a	n/a	n/a	2,882	n/a	27.7
Montréal CMA	3.4	3.0	1,149	1,140	21,105	24,319	13.3	14.8
Québec CMA	3.2	4.0	1,070	1,065	3,142	3,512	10.2	11.3
Hamilton CMA	n/a	0.4	n/a	n/a	n/a	3,287	n/a	21.4
Kitchener-Cambridge-Waterloo CMA	n/a	2.5	n/a	n/a	n/a	2,053	n/a	23.3
London CMA	n/a	2.8	n/a	n/a	n/a	2,516	n/a	33.6
Ottawa-Gatineau CMA (Ont. Part)	1.7	2.6	1,430	1,330	7,155	7,331	24.2	22.9
Toronto CMA	1.3	1.8	1,818	1,754	90,705	103,391	29.3	30.5
Winnipeg CMA	2.6	**	1,151	1,169	2,707	3,011	17.8	18.8
Regina CMA	1.2	4.6	n/a	n/a	1,582	1,876	24.7	27.2
Saskatoon CMA	1.2	1.5	n/a	n/a	2,155	2,184	21.8	20.7
Calgary CMA	1.1	4.9	1,511	1,522	16,236	16,810	30.6	30.9
Edmonton CMA	2.3	5.3	1,179	1,461	14,874	15,049	33.5	32.7
Kelowna CMA	n/a	2.1	n/a	n/a	n/a	3,136	n/a	24.6
Vancouver CMA	0.7	0.9	1,668	1,543	51,598	56,573	25.3	26.9
Victoria CMA	1.8	0.6	1,289	1,278	4,929	4,982	21.3	20.8
Total	**1.6**	**2.3**	**1,554**	**1,487**	**216,887**	**252,353**	**24.4**	**25.3**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford CMA	**	**	665	**	890	862	1,268	1,364	1,035	1,058
Barrie CMA	**	**	822	**	**	1,123	1,308	1,387	1,184	1,312
Calgary CMA	**	**	802	**	**	1,214	1,584	1,534	1,449	1,398
Edmonton CMA	**	**	948	911	1,186	1,119	1,418	1,484	1,326	1,351
Halifax CMA	**	**	**	**	**	951	1,114	1,168	1,033	1,059
Hamilton CMA	**	**	**	696	**	1,011	**	1,246	**	1,106
Kelowna CMA	**	**	766	**	1,018	1,018	1,576	1,613	1,279	1,271
Montreal CMA	**	**	642	648	808	739	931	896	826	786
St. Catharines-Niagara CMA	**	**	**	625	**	852	**	1,024	**	909
Ottawa-Gatineau CMA (Ont. Part)	**	**	**	**	1,128	1,118	1,292	1,375	1,237	1,299
Québec CMA	**	**	666	**	699	716	862	895	752	748
Regina CMA	**	**	642	769	1,127	1,139	1,325	1,319	1,198	1,209
St. John's CMA	**	**	661	643	843	821	1,057	1,006	907	873
Saskatoon CMA	**	**	669	**	1,029	989	1,312	1,426	1,009	1,126
Toronto CMA	**	**	1,071	988	1,240	1,379	1,623	1,656	1,409	1,453
Vancouver CMA	**	726	844	912	1,131	1,131	1,659	1,661	1,295	1,300
Victoria CMA	**	**	760	**	1,156	1,208	1,477	1,547	1,180	1,265
Windsor CMA	**	**	**	600	**	693	**	882	**	789
Winnipeg CMA	**	**	**	776	887	953	1,136	1,164	1,014	1,051

[1] Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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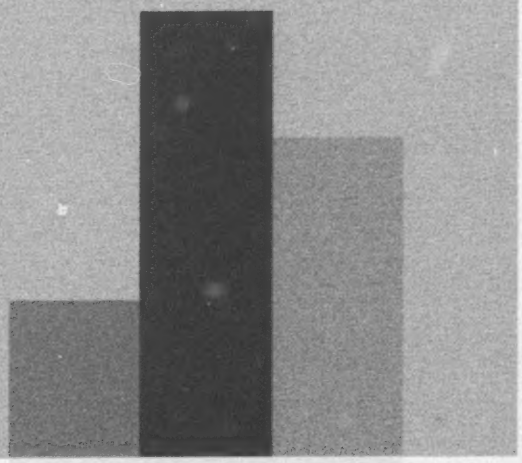

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
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